

Minutes: Leesburg Planning Commission February 7, 2002

The Leesburg Planning Commission met on Thursday, February 7, 2002 at 7:00 p.m. in the Council Chambers at 25 West Market Street, Leesburg, VA. Staff members present for the meeting were Randy Hodgson, Nancy Kitchens, Delane Parks, Mac Willingham and Jennifer Moore.

CALL TO ORDER:

The meeting was called to order at 7:00 p.m.

ROLL CALL:

Present: Chairman Cliff Vaughan
Vice-Chairman Cable
Commissioner Minchew
Commissioner Werner
Commissioner Zawacki
Commissioner Kennedy
Councilmember Umstattd
Commissioner Schonberger

ADOPTION OF MINUTES:

Commissioner Schonberger made a motion to approve the minutes of December 20, 2001 with minor changes.

Motion: Schonberger
Second: Cable
Carried: 6-0

Vice Chairman Cable made a motion to approve the minutes of January 17, 2002 be approved as submitted.

Motion: Cable
Second: Zawacki
Carried: 4-0-2 with Schonberger
and Vaughan abstaining

GUEST SPEAKER:

Chairman Vaughan introduced Mr. Sam Adamo, Director of Planning and Legislative Services for Loudoun County Public Schools. Chairman Vaughan stated that Mr. Adamo was asked to give the Commission a brief overview on how the School Board identifies the population for school sites.

Mr. Adamo provided the Commission with copies of the 1999 school census. He also went over how the County prepares the data and generates reports for the population of school sites. Mr. Adamo also explained the formulas used to determine the number of children in single family, townhouse and multi-family dwellings.

REMARKS BY PETITIONERS

Mr. David Kirsten, Secretary for Exeter Subdivision. Mr. Kirsten stated that he is trying to erect a new community sign. Mr. Kirsten stated that at this time the Town has no provisions to erect such a sign. He stated that he was told by the Board of Zoning Appeals that the Planning Commission was considering legislation that would allow him to erect a community sign.

Vice Chairman Cable stated that the Planning Commission and ultimately the Town Council are considering a rewrite of the Town's Zoning Ordinance, of which sign provisions are a part. She wanted to make Mr. Kirsten aware of this, and to watch for when that is advertised for public hearing.

PUBLIC HEARINGS:

JERRY'S CHEVROLET/OLDSMOBILE, SE 2001-05 – Nancy Kitchens, Senior Planner

Ms. Kitchens explained that there was a problem in notification of adjacent property owners when this was before the Commission at its January 17, 2002 meeting. Therefore it was necessary to hold the public hearing again. There are no changes to the application.

Ms. Kitchens gave a brief overview of this application for the Commission.

Mr. Chuck Dunlap, representative for the applicant came forward to speak. Mr. Dunlap stated that there have been no changes and that they are comfortable with the conditions set forth by the staff and would ask for approval once again.

There being no further comments the Chairman closed the public hearing.

Commissioner Kennedy made a motion to suspend the ten-day waiting period.

Minutes: Leesburg Planning Commission February 7, 2002

Motion: Kennedy
Second: Cable
Carried: 6-1 with Schonberger voting
Nay

Commissioner Kennedy made a motion to approve the application with change to a change to the last paragraph of the draft motion which will state "I move that the Planning Commission recommend to the Town Council approval of special exception 2001-05 Jerry's Chevrolet Oldsmobile subject to the satisfaction of the conditions set forth in the staff report dated December 17, 2001".

Motion: Kennedy
Second: Cable
Carried: 6-1 with Schonberger voting
Nay

Commissioner Schonberger stated that he would be voting nay on this application because he believes that there is an irreconcilable conflict regarding the easement and he cannot vote in favor of the application when there is an existing problem.

SPECIAL EXCEPTION 2001-08 – LEESBURG STATION CAR WASH – Randy Hodgson, Chief of Comprehensive Planning

Mr. Hodgson gave a brief overview of this application to the Commission.

Ms. Linda Kemp, representative for the applicant came forward. Ms. Kemp went through a few technical points with the Commission regarding the application.

Mr. Magazzino, owner came forward to speak and answer questions from the Planning Commission.

Mr. Peter Vanderloo of 145 Oak View Drive came forward to speak. Mr. Vanderloo stated that he is opposed to this application. He stated that he has signatures from eight of the nine surrounding property owners stating that they are opposed to the application as well.

Mr. Vanderloo stated that he does not believe that this application meets the standards in the Zoning Ordinance. He is also concerned with the amount of traffic that will be generated and he does not believe that there is adequate screening and buffering.

Ms. Patty Russell, president of Loudoun County Rescue Squad came forward to speak. Ms. Russell stated that all concerns that the Rescue Squad had regarding this application were addressed to the Loudoun County Rescue Squad's satisfaction.

Minutes: Leesburg Planning Commission February 7, 2002

Mr. Pete Kaneutzen of 207 Wingate Place came forward to speak. Mr. Kaneutzen stated that his concern is the location of the ingress/egress easement of this development in relationship to the trail. He would like the Town to consider putting up a light.

There being no further comments, the public hearing was closed.

SUBDIVISION AND LAND DEVELOPMENT:

NO ADVERSE IMPACT – BURGER KING – SHENANDOAH SQUARE SHOPPING CENTER DEVELOPMENT PLAN SUBMISSION WAIVER – John Johnston, Senior Planner

Mr. Hodgson stated that this application is just for information purposes. He stated that the applicant is moving a dumpster pad.

ZONING:

None

COMPREHENSIVE PLANNING:

PREVIEW REPORT – SE 2001-07, TIRES PLUS – Nancy Kitchens, Senior Planner

Ms. Kitchens gave a presentation to the Commission regarding this application.

Mr. Bill Keefe, representative for the applicant came forward to discuss the application.

PREVIEW REPORT – ZM 2001-05, STRATFORD PROFFER AMENDMENT – Nancy Kitchens, Senior Planner

Ms. Kitchens gave a presentation to the Commission regarding this application and answered questions that the Commission had.

Mr. Bill Keefe, representative for the applicant came forward to answer any questions that the Commission may have.

Mr. Jack Williams, representative for the applicant came forward to speak about the height of the roof for this project.

COUNCIL REPRESENTATIVE'S REPORT:

None

STAFF AND COMMITTEE REPORTS:

Commissioner Werner spoke about a trip that the Traffic Committee took to Arlington to look at roundabouts.

Commissioner Werner also commented that the Tally Ho Theater would be reopening.

OLD AND NEW BUSINESS:

Commissioner Zawacki asked staff to come forward with the information on the Subdivision Ordinance that the Commission had been working on prior to the Zoning Ordinance updates.

Delane Parks came forward with a duplicate of the approved preliminary development plan for Potomac Station Retail for their information.

ADJOURNMENT:

There being no further business the meeting adjourned at 10:30 p.m.

PREPARED BY:

APPROVED BY:

Jennifer Moore, Commission Clerk

Cliff Vaughan, Chairman